

ECKERSLEY-HALL BUILDING COMMITTEE
MONDAY, MARCH 25, 2013
POLICE DEPARTMENT COMMUNITY ROOM
6:00 PM

Members Present: Ron Klattenberg, Trevor Davis, Ed Dypa, Augie DeFrance, Ryan Kennedy, Annabelle Malone, Phil Pessina, Larry Riley
Members Absent: Ed Monarca, Bill Wasch
Others Present: Beth Lapin, Ron Organek, Ed Rubacha, Shawn Beals (Hartford Courant), Bob Dobmeier (Public Works), Debbie Stanley (Parks & Rec/Senior Center), Donna Imme (Purchasing)
Guests: John Ireland, Lynne Panagotopoulos, & Ken Sgorbati (SP+A), Jan Cunningham (Historic Preservation Services),

1.0 OPEN MEETING

Chair Klattenberg opened the Eckersley Hall Building Committee meeting at 5:59 PM at the Police Department Community Room. The committee extended their best wishes to Ed Monarca undergoing treatment for cancer.

2.0 APPROVAL OF MINUTES

Chair Klattenberg noted the need to correct the minute's header date to February 28. Jan Cunningham indicated that page 3, under SHPO TAX CREDITS, line 3 should read: "plans. She indicated SP+A will need to provide a schedule of values; the city will provide certificate of ownership." She also corrected page 4, first line to read: "Jan suggested committee members meet with Julie/Laura for a preliminary review between March." Ed Dypa made the motion to accept the minutes as amended, seconded by Augie DeFrance. The vote to approve was unanimous.

3.0 FINANCIAL REPORT

FINANCIAL STATEMENT

Beth reviewed the February 28 financial report. Payment since the previous report included Sect/asst and SP+A (three payments). With a motion to approve from Larry Riley, Augie DeFrance seconded, and the vote to approve was unanimous.

BUDGET ITEMS

Beth indicated receipt of an invoice from SP+A for \$10,366.05, which included 15% toward Construction Documents (\$7,465.50) and 15% Amendment #1 Construction Documents (\$2,900.55). Ed Dypa made the motion to pay the invoice, seconded by Larry Riley. The vote to approve was unanimous.

4.0 PUBLIC COMMENTS

There were none.

5.0 OLD BUSINESS

BUILDING SECURITY SYSTEMS AND OPTIONS

Phil has not yet heard back from New London about their member tracking system. Ron spoke with Dennis Murray (Health Dept and project neighbor), who suggested the committee write a letter to abutting landowners about parking change plans and provide an opportunity for feedback. The committee agreed to inform the neighbors that construction would start in 60 to 90 days and street parking would be modified mid-2014. The letter will include a date by which to provide any comments.

6.0 NEW BUSINESS

SHPO MEETING REPORT

Jan Cunningham, John Ireland, Joe Samolis, and Ron met with Julie Carmelich at SHPO on March 14 to talk about the tax credit proposal. Discussions went well, with only a few minor modifications to existing plans, including slight changes to the entrance canopy and revision of the treatment of historic woodwork (no strip/refinish, only clean with gentlest means possible). Because the meeting was so successful, Julie said she could provide an approval letter in two weeks, instead of the usual month or more.

Jan pursued the idea of hiring an architectural conservator to determine appropriate solvents that SHPO might approved to remove top layers of varnish (baseboards). She estimated a cost of \$1-2K for the assessment, which would then allow an estimate for the work. She will check with Julie for her response.

Trevor Davis made a motion, which Larry Riley seconded, to authorize Jan to submit the application for tax credits (with the Mayor's signature) to SHPO. The vote to approve was unanimous.

SP+A FINAL CONSTRUCTION DRAWINGS: REVIEW AND APPROVAL

Exterior Site Plan

John Ireland sent the revised landscape plan to Middletown Garden members Susan Wasch and Maria Holzberg. Bob D. encouraged hardy plants near curbs, as snow plowing will impact that area. John reported the bocce court surface will be a compacted mixture of 75% tennis court clay and 25% sand.

Interior Renovations

Lynne Panagotopoulos reviewed a modified interior plan based on previous discussions. She selected more slip-resistance floor materials, used toilet finishes to complement existing original tile, and revised the dining floor pattern. She presented additional front entry carpet options and the group, with some objections, decided to stay with the dark green carpet. Lynne reviewed an analysis that found marmoleum superior to standard flooring material. SP+A will look at linoleum for lower level coffee area and add a water spigot upstairs for filling water bottles. Some members expressed concern that the wooden wainscoting finishes might not hold up to expected use, clarified the need for a chair rail in the game room, and felt there was too little storage space.

Ken Sgorbati presented the HVAC equipment schedule and reviewed each floor's plan. The system utilized all attic space, eliminating storage options. The lower level will contain its own specific heat pump and the kitchen will be vented to draw in fresh air. Automated snowmelt was

designed for the front door at a cost of \$20K. The sophisticated system, which provides heating and AC through air, will be web-based and likely be managed by public works.

Alternative Ideas and Suggestions

There were none.

CONTRACT PLANS AND PROJECT TIMELINE

Donna Imme (Purchasing) reviewed the process: she will issue a bid number, SP+A will provide documents as pdfs and on disk, they will accept bids from General Contractors, who will hire the subs, with list of subs for major trades and historic. Donna suggested adding an allowance for police for curb and basin work. The group discussed the issue of using local labor and Ron will clarify this for the next meeting.

Related to the timeline: work could start in the middle of summer, there is interior work for winter, while paving might have to wait until spring.

CL&P ENERGY CONSCIOUS BLUEPRINT LETTER OF AGREEMENT

Ron reported the lighting and geothermal incentives have been included in the CL&P letter, for a total of \$18K. SP+A are reviewing the material to determine if anything else, such as the elevator, can be added.

John Ireland added that Eckersley-Hall has been registered as a LEED project and they have been completing the online information, which will be completed before it goes out to bid.

MILITARY MUSEUM DEMOLITION PLAN

Bob D. will be asking Eagle Environmental to make a quick haz mat assessment and their contract may be amended if work needs to be done at the Military Museum building. Demolition will be included in the bid documents as an “add alternate.”

Reporting for the Military Museum, Larry and Augie said they discovered that the Baldwin section at Remington/Rand was unheated and therefore unsuitable for their temperature/humidity sensitive items (books, uniforms, flags, etc). They started packing and will consider different options. Ron K. and Phil will check into suitable areas the city might be able to provide.

7.0 OTHER BUSINESS

Ron contacted NU to set up a meeting to initiate the application to purchase tax credits, contingent upon SHPO’s approval of our application.

Ron and Pete Tavino will be developing a letter and attachments (drawings with geothermal borings, mechanical plans, and cost estimate) for Bob Wall at CT Clean Energy. Ron will request a formal letter from Clean Energy Finance and Investment Authority (CEFIA) as to the value of the 5-6 kW solar system and how the funds will be made available to the city for the project.

8.0 ADJURNMENT

Chair Klattenberg asked for a motion to adjourn. Made by Ed Dypa and seconded by Annabelle Malone, the vote was unanimous and the meeting adjourned at 8:59 PM.